



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT PLANNING AND DEVELOPMENT**

Application Number: 2408078
Applicant Name : Randy Forsyth
Address of Proposal: 1901 NE 125th St

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide three (3) parcels into seven (7) parcels of land. Proposed parcel sizes are: A) 7212 square feet; B) 7266 square feet; C) 7214 square feet; D) 7266 square feet; E) 7214 square feet; F) 7266 square feet, and G) 7240 square feet. No structures currently exist on the site. At the time of this decision there were no building permits related to this subdivision. Related Projects: ECA exemption, MUP # 2408134.

The following approval is required:

- **Short Subdivision** - to subdivide three (3) existing parcel into seven (7) parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The approximately 50,000 square foot rectangular shaped site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200), in the Northeast Seattle area. The parcels to be subdivided are located between 17th and 20th Avenues NE, on the south side of NE 125th St. All proposed parcels will have street frontage on NE 125th St. The seven (7) proposed parcels will have vehicle and pedestrian access to NE 125th St.

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one- and two-story single-family houses of varying age and architectural style on a variety of lot sizes.

Proposal

To subdivide three (3) existing parcel into seven (7) parcels of land. Proposed lot areas are indicated in the summary above. All proposed parcels will have direct vehicle and pedestrian access to and from NE 125th St. The subject of this analysis and decision is only the proposed division of land. The seven lots are proposed to have a shared driveway vehicle access with two (2) twenty (20) foot curbcuts off of NE 125th St.

Public Comment

During the public comment period which ended December 29, 2004. DPD received two written comments for the proposed subdivision. The comments from the letters expressed concerns about vehicle access, water service access and also requested to be informed of any future decisions regarding the application.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*
8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single family residential use with a minimum lot size of 7,200 square feet (SF 7200) or as provided in SMC 23.44.010-B1b. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with SMC 23.44.041. Maximum lot coverage is 35%. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setback is five (5) feet. Minimum required rear yard is 25'. The lots created by this proposed division of land will conform to all development standards of the SF 7200 zoning designation. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed parcels A, B, C, D, E, F, and G will have direct vehicle access from NE 125th St. Also, all of the proposed parcels will have direct pedestrian access to NE 125th St. The proposed plat provides vehicle access for all seven (7) lots by way of two (2) twenty (20) foot curbcuts which will serve the site. The proposed curbcut and vehicle access design will ensure that no cars back onto NE 125th St, which is an arterial street. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does not require an easement to provide for electrical facilities and service to the

proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on November 24th 2004 (WAC ID No. 20041809). There is an existing sixteen (16) inch standard water main located on NE 125th St which serves the site.

A comprehensive drainage control plan is required for the proposed short plat. The approved drainage control plan is required to be recorded with the short plat.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

An ECA exemption (MUP # 2408134) was granted for the site. The ECA exemption states, "Based on the submitted topographic survey and associated documentation, the 'steep slopes' designation for the 3 parcels (Assessor's Tax Parcel ID Nos. 2826049031, 2826049106, and 2826049248) appeared to have been a mapping error. The contours from the topographic survey does not appear to meet the definition of an 'ECA Steep Slope' as outlined in SMC 25.09.020.B. In this respect, future developments at these lots will be reviewed and regulated by the Seattle Building Code and the Stormwater, Grading and Drainage Control Code."

As a result of the ECA exemption, the site contains no steep slopes or other environmentally critical areas and therefore SMC 25.09.240 is not applicable.

6. *Is designed to maximize the retention of existing trees;*

There are eight (8) trees located within the proposed short plat area boundaries. Some of these trees are likely to be removed, depending upon the location of future construction, and the

extent of the root systems and the overall health of the trees. The subdivision could not be designed or changed in a way that would retain more trees than proposed design. Thus, the proposal has been designed to maximize the retention of existing trees on the property. Future construction will be subject to the provisions of SMC 23.44.008 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on single family lots. Based on the applicant's information and arborist's report, there are no significant trees located on the site. The tree report is located in the project file.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This Short Subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

8. *Conformance to the provisions of Section 23.24.046, multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

This Short Subdivision is not a multiple single-family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Non-Appealable Conditions

1. The access/easement road shall be constructed in a manner that is capable of supporting the imposed load of fire department vehicles.

“2003 Appendix D

The access road shall be capable of supporting the imposed load of a fire department apparatus. See AASHTO Highway Standard 20.”

2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____."

Prior to Recording

3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Submit the final recording forms for approval and any necessary fees.
5. Add the approved comprehensive drainage control plan to short plat final recording documents.

Prior to Construction Applications

6. A copy of this short subdivision and the required comprehensive drainage plan shall be attached to all related building permit applications and revisions.

For the Life of the Project

7. No additional curbcuts shall be permitted other than the two curbcuts shown on the approved plat.

Signature: (signature on file) Date: March 14, 2005
Lucas DeHerrera, Land Use Planner